

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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December 3, 2004

Mr. Robert Richardson
City Manager
City of Auburn
1225 Lincoln Way, Room 3
Auburn, CA 95603

Dear Mr. Richardson:

RE: Review of the City of Auburn's Adopted Housing Element

Thank you for submitting Auburn's adopted housing element, received for review on October 15, 2004. As you know, the Department is required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h).

The Department's July 23, 2004 review found the revised draft element adequately address the statutory requirements of the law. As the adopted element is essentially the same as the draft, we are pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code). Effective implementation of exemplary strategies, including programs to annually review the residential land inventory and adopt minimum densities (Program A), promote development of second units (Program G), and assist in the development of affordable housing (Program B) will facilitate an adequate supply of housing affordable to Auburn families and workers. The City is commended for crafting a housing element that addresses its existing and projected housing needs, while creating more livable and vibrant neighborhoods.

As you know, pursuant to Government Code 65400, Auburn must annually report on the effectiveness of its housing element. In particular, the City should report on the results of Program Q to monitor and evaluate the adequacy of identified R-3 zoned sites (15 du/ac maximum density) to provide realistic and viable opportunities for the development of housing affordable to lower-income households. The annual implementation reports are required to be completed and submitted to the local legislative body and this Department by October 1 of each year.

In addition, because Auburn's adopted housing element is in compliance, the City has met one of the threshold requirements for an innovative new program that rewards local governments for approving affordable workforce housing. Another threshold requirement is the City must submit an annual report on the implementation of the housing element for the prior calendar or fiscal year to the Department by December 31, 2004. According to Department records, Auburn's annual progress report (Attachment D in the guidelines) has yet to be received. The Workforce Housing Program,

funded by Proposition 46, provides grant funds to eligible local governments for every qualifying unit permitted, beginning calendar year 2004. Grant awards can be used to fund any capital asset project, such as transportation or park improvements. More specific information about the WFH Program is available on the Department's website at <http://www.hcd.ca.gov/ca/whrp/>.

Also, for your information, upon completion of an adopted housing element, a local government is responsible for distributing a copy of the element to area water and sewer providers (Government Code Section 65589.7). This section of the law requires public and/or private water and wastewater providers give a priority to proposed housing development projects for lower-income households in their current and future resource or service allocations. Local public and/or private water and sewer providers must grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing.

The Department wishes the City of Auburn continued success in the implementation of its housing element. If we can be of further assistance, or you have any questions, please contact Donald Thomas, of our staff, at (916) 445-5854.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Reginald Murray, Associate Planner, City of Auburn
Jennifer Adge, Consultant, Parsons
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates

Robert MacNicholl, Yolo County Community Development Agency

John Gianola, Legal Services of Northern California

Community Housing Opportunities Corporation

Wendy Anderson, Legal Services of Northern California

Brian Augusta, Legal Services of Northern California

Celestial Cassiman, Legal Services of Northern California

Larry Stenzel, Resources for Independent Living

Dara Schur, Protection & Advocacy, Inc.

Ethan Evans, Sacramento Housing Alliance